



## LAND USE DEVELOPMENT APPLICATION

300 Engleside Avenue  
Beach Haven, New Jersey 08008  
609.492.0111

### TO BE COMPLETED BY BOROUGH STAFF ONLY

Date Filed: <u>5/12/2022</u>	Docket #: <u>2022-11</u>
Application Fee: <u>200.00</u>	Escrow Deposit: <u>1500.00</u>
Technical Review: _____	Hearing Date: _____

### 1. SUBJECT PROPERTY: (TO BE COMPLETED BY APPLICANT)

Location: 112 N West Ave (Polly's Dock)  
Tax Map: Page: \_\_\_\_\_ Block: 141 Lot(s): 3 & 3.01  
Page: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_  
Dimensions: Frontage: 49.84 Depth: \_\_\_\_\_ Total Area: \_\_\_\_\_  
Zoning District: Marine Commercial

### 2. APPLICANT:

Name: Margaret Damiani + Patrick Damiani  
Address: 818 Haverstraw Rd Suffern NY 10901  
Phone Number: Local #: 609-492-2782 Cell #: 914-262-2756  
Work #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
Email Address: MaggieMay51599@AOL.com  
Applicant is: Corporation LLC Partnership \_\_\_\_\_ Individual \_\_\_\_\_  
Other (Please Specify) \_\_\_\_\_

### 3. DISCLOSURE STATEMENT:

Pursuant to N.J.S. 40:550-48.1, the names and address of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:550-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed (Attach pages as necessary to fully comply.)

Name: Margaret Damiani Address: 818 Haverstraw Rd, Suffern NY Interest: 50  
Name: Patrick Damiani Address: " Interest: 50

\*\* APPLICANT IS RESPONSIBLE FOR PAYMENT OF ALL PROFESSIONAL REVIEW FEES, INCLUDING THE ENGINEER AND ATTORNEY. ALL ENGINEERING AND LEGAL FEES MUST BE PAID BEFORE CONSTRUCTION OR ZONING PERMITS CAN BE ISSUED. \*\*

4. If owner(s) is other than the applicant, provide the following information on the owner(s):

Owners Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: Local #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
Work #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Relationship of the applicant to the property in question:  
Owner: \_\_\_\_\_ Lessee: \_\_\_\_\_ Purchaser Under Contract: \_\_\_\_\_ Other: \_\_\_\_\_

5. PROPERTY INFORMATION:

Deed restrictions, covenants, easements, rights of way, association by-laws, or other dedication existing or other dedication existing or proposed on the property:

Yes (attach copies) \_\_\_\_\_ No X Proposed \_\_\_\_\_  
Note: All Deed Restrictions Covenants, Easements, Rights of Ways, Association By-Laws, or other dedications existing and proposed must be submitted for review.

Site Plan and/or conditional use applicants:

Proposal for: New structure \_\_\_\_\_ Expanded area \_\_\_\_\_ Alteration \_\_\_\_\_  
Expansion of structure \_\_\_\_\_ Change of Use \_\_\_\_\_ Sign \_\_\_\_\_  
\* Other (please specify) removal of restriction of use of North side of  
North dock from LUB resolution 2020, as per  
NTDEP + ACE Approvals

Has this property been the subject of any prior application(s) to the Planning Board or Zoning Board of Adjustment? Yes X No \_\_\_\_\_

If yes, please attach the date(s), the relief sought, the disposition of the case and a copy of the Resolution(s). 6/2020 - relief of parking requirement for transient boat  
docks - Resolution restricted use of North side of North  
dock

Is the subject property located on?

A County Road: Yes \_\_\_\_\_ No X A State Road: Yes \_\_\_\_\_ No X  
Within 200 feet of a Municipal boundary: Yes \_\_\_\_\_ No X

Present use of the premises: Marina, restaurant, boat rentals,  
bait + tackle shop, transient docking

6. Applicant's Attorney: Kenneth Porro

Address: 300 Lighting Way Suite 200, Secaucus, NJ 07094  
Phone #: 201-348-6000 Fax #: 201-348-6633 Email: kporro@chasanlaw.com

7. Applicant's Engineer: East Coast Engineering

Address: 508 Main St., Toms River, NJ 08753  
Phone #: 732-244-3030 Fax #: \_\_\_\_\_ Email: jason@ecengine.net  
ext 205

Blue Shore Engineering LLC  
1029 Teanack Rd. 2nd Fl  
Teanack, NJ 07666

201-817-2001

8. Applicant's Planning Consultant: NA

Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

9. Applicant's Architect: NA

Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

10. List any other Expert who will submit a report or testify for the Applicant; (attach additional sheets if necessary)

Name: \_\_\_\_\_  
Field of Expertise: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

11. Application Represents a Request for the Following:

SUBDIVISION: NA

- ☐ Minor Subdivision Approval
- ☐ Subdivision Approval ~ Preliminary
- ☐ Subdivision Approval ~ Final

Number of Lots to be created \_\_\_\_\_ Number of Proposed Dwelling Units (if applicable) \_\_\_\_\_  
Area and Dimension of each proposed lot: \_\_\_\_\_

SITE PLAN:

- ☐ Minor Site Plan Approval
- ☐ Preliminary Site Plan Approval {Phases (if applicable) \_\_\_\_\_}
- ☐ Final Site Plan Approval {Phases (if applicable) \_\_\_\_\_}
- ☒ Amendment or Revision to an Approved Site Plan

Area to be disturbed (square feet): \_\_\_\_\_  
Total number of dwelling units: \_\_\_\_\_

☐ Request for Waiver from Site Plan Review and Approval

Reason for Request: to remove restriction of use of North side of  
North dock that LUB placed in 6/2020 as per NJ  
MSDEP + ACE approvals

NA Informal Review A

- ☐ Appeal Decision of an Administrative Officer {N.J.S. 40:55D-70A}
- ☐ Map or Ordinance Interpretation or Special Question {N.J.S. 40:55D-70B}
- ☐ Variance Relief (Hardship) {N.J.S. 40: 55D-70C (1)}
- ☐ Variance Relief (Substantial Benefit) {N.J.S. 40: 55D-70C (2)}
- ☐ Variance Relief (OSE) {N.J.S. 40 :55D-70D}
- ☐ Conditional Use Approval {N.J.S. 4Q: SSD-67}
- ☐ Direct Issuance of a Permit for a Structure in Bed of a Mapped Street, Public Drainage Way or a Flood Control Basin {N.J. S. 4Q: 55D-34}
- ☐ Direct Issuance of a Permit for a Lot Lacking Street Frontage {N.J. S. 40: 55D-35}

12. Section(s) of Ordinance from which a variance is requested:

NA

13. Waivers Requested of Development Standards and/or Submission Requirements (attach additional pages as needed):

NA

14. Attach a copy of the proposed notice to appear in the Official Newspaper in the Municipality and to be mailed to the owners of all real property as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. THE NOTICE MUST SPECIFY THE SECTIONS OF THE ORDINANCE FROM WHICH RELIEF IS SOUGHT (if applicable), to be provided

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing

15. An Affidavit of Service on all property owners and a Proof of Publications must be filed before the Application will be complete and the hearing can proceed.

Explain in detail the exact nature of the Application and the changes to be made at the premises, including the proposed use of the premises (attach pages as needed):

There are not any physical changes to be made. The only request is the removal of restriction of docking boats on the North side of North Docks per NJDEP ACE approvals

16. Is a public water line available? Yes
17. Is public sanitary sewer available? Yes
18. Does the application propose any lighting? NA
19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate Block and Lot number? NA
20. Are any off-tract improvements required? NA
21. Is the Subdivision to be filed by Deed or Plat? NA
22. What form of security does the applicant propose to provide as performance and maintenance guarantees? NA
23. Other approvals which may be required and date plans submitted:

	YES	NO	DATE PLANS SUBMITTED
Local Fire Prevention	_____	<input checked="" type="checkbox"/>	_____
Beach Haven Water Dept	_____	<input checked="" type="checkbox"/>	_____
Beach Haven Sewerage Authority	_____	<input checked="" type="checkbox"/>	_____
Beach Haven Public Works Dept.	_____	<input checked="" type="checkbox"/>	_____
Long Beach Island Health Dept.	_____	<input checked="" type="checkbox"/>	_____
Ocean County Planning Board	_____	<input checked="" type="checkbox"/>	_____
Ocean County Soil Conservation Dept.	_____	<input checked="" type="checkbox"/>	_____
NJ Dept. Environmental Protection	_____	<input checked="" type="checkbox"/>	_____
Sanitary Sewer Connection Permit	_____	<input checked="" type="checkbox"/>	_____
Sewer Extension Permit	_____	<input checked="" type="checkbox"/>	_____
Waterfront Development Permit	_____	<input checked="" type="checkbox"/>	_____
Wetlands Permit	_____	<input checked="" type="checkbox"/>	_____

	YES	NO	DATE PLANS SUBMITTED
<u>      </u> Tidal Wetlands Permit	<u>      </u>	<u>  ✓  </u>	<u>      </u>
<u>      </u> F.E.M.A.	<u>      </u>	<u>  ✓  </u>	<u>      </u>
<u>      </u> NJ Dept. of Transportation	<u>      </u>	<u>  ✓  </u>	<u>      </u>
<u>      </u> Atlantic City Electric	<u>      </u>	<u>  ✓  </u>	<u>      </u>
<u>      </u> NJ Natural Gas	<u>      </u>	<u>  ✓  </u>	<u>      </u>
<u>      </u> Other <u>                    </u>	<u>      </u>	<u>  ✓  </u>	<u>      </u>
<u>      </u> Other <u>                    </u>	<u>      </u>	<u>  ✓  </u>	<u>      </u>

24. Certification from the Tax collector that all taxes due on the subject property have been paid. Yes

25. List of Maps, Reports and other Materials accompanying the application (attach additional pages as required for complete listing)

\*\*\*The documentation must be received by the Board Secretary at least twenty-one (21) days prior to the meeting at which the application is to be considered. A list of the Professional Consultants is attached to the application form\*\*\*

<u>Quantity</u>	<u>Description of Item</u>
<u>      </u>	<u>See attached</u>
<u>      </u>	<u>site plan, NJDEP approval, ACE approval</u>
<u>      </u>	<u>historical picture depicting beach on Northside of North Dock</u>

26. The applicant hereby requests that copies of the reports of the professional staff reviewing the application provided to the following of the applicant's professionals:  
Specify which reports are requested for each of the applicant's professionals or whether ALL reports should be submitted to the professionals listed.

<u>NA</u>	<u>Applicant's Professional</u>	<u>Reports Requested</u>
<u>      </u>	Attorney	<u>      </u>
<u>      </u>	Engineer	<u>      </u>
<u>      </u>	<u>                    </u>	<u>      </u>
<u>      </u>	<u>                    </u>	<u>      </u>

27. Check Lists Used: NA

Schedule A	<u>      </u> Yes	<u>      </u> No
Schedule B	<u>      </u> Yes	<u>      </u> No
Schedule C	<u>      </u> Yes	<u>      </u> No

28. I hereby certify that the foregoing statements and the materials submitted are true, and waive all applicable time limits until the first public hearing of the application. I further certify that I am the individual applicant or that I am an officer of the corporate applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership applicant. (If the applicant is a Corporation, this MUST be signed by an authorized corporate officer. If the applicant is a Partnership, this MUST be signed by a General Partner)

Margaret Domiani  
SIGNATURE OF APPLICANT

5/11/22  
DATE

                                      
SIGNATURE OF OWNER

                                      
DATE

29. I, the Developer/Applicant understand that a sum, to be determined by the Administrative Officer, will be deposited into an escrow account, in accordance with the Ordinances of the Borough of Beach Haven. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and/or other expenses associated with the review of submitted materials. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

Margaret Domiani  
SIGNATURE OF APPLICANT

5/11/22  
DATE

BOROUGH OF BEACH HAVEN PROFESSIONAL CONSULTANTS

Land Use Board Attorney:

Stuart Snyder, Esquire  
2100 Long Beach Blvd.  
Surf City, NJ 08008

609.494.7676  
(FAX) 609.494.8499

Land Use Board Engineer/Planner:

Frank J. Little Jr., P.E., P.P.  
Owen Little & Associates  
443 Atlantic City Blvd.  
Beachwood, NJ 08722

732.244.1090  
(FAX) 732.341.3412

Beach Haven Borough Attorney:

Bruce Padula, Esquire  
Cleary Glacobbbe Alfieri Jacobs, LLC  
955 Route 34, Suite 200  
Matawan, NJ 07747

732-583-7474  
(FAX) 732-290-0753



## AFFIDAVIT OF OWNERSHIP BY AN INDIVIDUAL

STATE OF NEW JERSEY :

COUNTY OF OCEAN : SS

\_\_\_\_\_ of full age, being duly sworn according to law, on oath deposes and says that he or she resides at \_\_\_\_\_, in the Municipality of Beach Haven, County of Ocean and the State of New Jersey that he or she is the owner in fee simple, of all that certain lot, tract, or parcel of land, situated, lying and being in the Borough of Beach Haven, Ocean County, State of New Jersey, and known and designated as LOT: \_\_\_\_\_, BLOCK: \_\_\_\_\_ and that he or she hereby authorizes and appoints \_\_\_\_\_ as his or her attorney, in fact, to make the within Application on his or her behalf to the Land Use Board of the Borough of Beach Haven, Ocean County, State of New Jersey.

Margaret Domiciari  
SIGNATURE OF OWNER/APPLICANT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE OF OWNER/APPLICANT

\_\_\_\_\_  
DATE

Sworn to and subscribed  
Before me this 12<sup>th</sup> day  
of May  
20 22.

Sherry A. Mason  
NOTARY PUBLIC

SHERRY A. MASON  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES APR. 17, 2026



**BOROUGH OF BEACH HAVEN LAND USE BOARD**

**300 Engleside Avenue  
Beach Haven NJ 08008**

**NOTICE OF HEARING**

**\*\*Served to Property Owners within 200 feet\*\***

To: \_\_\_\_\_

\_\_\_\_\_

Application # \_\_\_\_\_

PLEASE TAKE NOTICE that the undersigned has filed an Appeal or Application for Development with the Land Use Board of the Borough of Beach Haven in the County of Ocean for a

removal of restriction of docking boats on the  
North Side of North docks per NJ DEP and ACE approvals  
on premises known as Polly's Dock

LOT: 3+3.01 BLOCK: 141 on the Borough tax map, which is within 200

feet of the property owned by you. A public hearing has been set for: \_\_\_\_\_  
at 6:00pm on the online platform Zoom, Meeting ID # 872 7749 2681 at which time you may  
appear personally or by agent or attorney and present any objections which you may have to  
the granting of this application.

Documents are available for inspection at the office of the Land Use Board Secretary, 300  
Engleside Ave., Beach Haven, New Jersey, during normal business hours.

**THIS NOTICE IS BEING SENT TO YOU BY THE APPLICANT, AS IS REQUIRED BY LAW.**

Respectfully,

Margaret Domianic  
SIGNATURE OF APPLICANT



**BOROUGH OF BEACH HAVEN LAND USE BOARD**

**300 Engleside Avenue  
Beach Haven NJ 08008**

**NOTICE OF HEARING**

**\*\*NEWSPAPER\*\***

PLEASE TAKE NOTICE that Margaret Damiani + Patrick Damiani  
Have appealed to the Land Use Board of the Borough of Beach Haven, In the County of Ocean  
for a

Removal of restriction of docking boats on the  
North side of the North dock as per NJDEP and  
ACE approvals

on premises known as Polly's Dock, 112 N West Ave

LOT: 3 + 3.01 BLOCK: 141 This appeal is application number: \_\_\_\_\_

On the Land Use Board Docket and a public hearing has been ordered for: \_\_\_\_\_  
at 6:00pm on the online platform Zoom, Meeting ID # 872 7749 2681 at which time you may  
appear personally or by agent or attorney and present any objections which you may have to  
the granting of this application.

Documents are available for inspection at the office of the Land Use Board Secretary, 300  
Engleside Ave., Beach Haven, New Jersey, during normal business hours.

Margaret Damiani  
Signature of Applicant

5/11/22  
Date



Beach Haven Land Use Board  
300 Engleside Avenue  
Beach Haven, NJ 08008

## AFFIDAVIT OF PROOF OF SERVICE

State of New Jersey

Docket No. \_\_\_\_\_

County of Ocean ss. \_\_\_\_\_ of full age, being duly sworn according to law, deposes and says:

That \_\_\_\_\_ resides at \_\_\_\_\_, in the municipality of \_\_\_\_\_, County of \_\_\_\_\_ and State of \_\_\_\_\_ and is the appellant in a proceeding before the Land Use Board of the Borough of Beach Haven in the County of Ocean, having the above Docket Number being an appeal or application regarding property known as LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_, on the Tax Map of the Borough of Beach Haven.

That on \_\_\_\_\_ gave written notice of the hearing on this application to each and all of the persons upon whom service must be had in the required form and according to the attached lists and in the manner indicated thereon.

Sworn to and subscribed

Before me this \_\_\_\_\_ day

of \_\_\_\_\_

20\_\_\_\_.

\_\_\_\_\_  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
NOTARY PUBLIC

Borough of Beach Haven Land Use Board Checklist		Minor Site Plan	Prelim. Site Plan	Final Site Plan	Minor Subdivision	Prelim. Major Subdivision	Final Major Subdivision	Bulk Variance	Use Variance	Other Applications (Appeals/Interpretation)	Applicant Submission	Board Receipt	Not Applicable	Waiver (Attach Reason)
<b>DETAILED SPECIFICATIONS</b>														
1	For Major and Minor Subdivisions and Site Plan Applications, a scale of not less than 1" = 30' for tracts up to five (5) acres or 1" = 60' for tracts greater than five (5) acres. For Variance Applications, a scale of not less than 1" = 10' for lots 10,000 SF or less and 1" = 20' for lots greater than 10,000 SF.	X	X	X	X	X	X	X	X	X				
2	Signature, seal, address, license number of professional preparing plat.	X	X	X	X	X	X	X	X	X				
3	Plat based on land survey less than 12 months old	X	X	X	X	X	X	X	X	X				
4	Sheet size up to 30" x 42"	X	X	X	X	X	X	X	X	X				
5	Each sheet numbered and titled	X	X	X	X	X	X	X	X	X				
<b>GENERAL INFORMATION</b>														
6	Existing and proposed lot lines with dimensions, bearing and curve data.	X	X	X	X	X	X	X	X	X				
7	Key Map: site location and features within 400 FT, including streets, street names, and zone boundaries	X	X	X	X	X	X	X	X	X				
8	Title Block: Applicant name, name of development, preparer, lot and block numbers, date prepared, application type, and zoning district.	X	X	X	X	X	X	X	X	X				
9	Tax map sheet, lot and block numbers	X	X	X	X	X	X	X	X	X				
10	Zone boundaries, tax map sheet, lot and block numbers and names and addresses of all owners within 200 FT.	X	X	X	X	X	X	X	X	X				
11	Date of original and all revisions.	X	X	X	X	X	X	X	X	X				
12	Written and graphic map scale.	X	X	X	X	X	X	X	X	X				
13	North arrow with reference meridian.	X	X	X	X	X	X	X	X	X				
14	Data and signature as per the "Map Filing Law"				X	X	X							
15	Table of zoning requirements, showing existing nonconformities and proposed variances.	X	X	X	X	X	X	X	X	X				
16	Area of the tract and of each lot.	X	X	X	X	X	X	X	X	X				
17	Approval signature lines for Chairman, Secretary and Board Engineer	X	X	X	X	X	X							
<b>NATURAL FEATURES</b>														
18	Existing and proposed contours at one-foot intervals including surface drainage and topography within 50 FT	X			X									
19	Existing and proposed contours at one-foot intervals including surface drainage and topography within 200 FT		X	X		X	X							
20	All existing water courses and related areas that are subject to 100 Year floods under FEMA standards.	X	X	X	X	X	X							
21	The boundaries of wetlands and wetland transition areas.	X	X	X	X	X	X	X	X	X				
<b>MAN-MADE FEATURES</b>														
22	Show existing structures and setbacks from existing and proposed property lines, including those to be modified or removed or to remain. Show setback of structures on adjacent properties.	X	X	X	X	X	X	X	X	X				
23	Location of proposed buildings, finished grade, first floor and basement elevations, setbacks of all buildings from nearest lot lines, building height and other pertinent improvements.	X	X	X	X	X	X	X	X	X				
24	Building coverage and lot coverage calculations.	X	X	X				X	X	X				
25	Existing and proposed easements, rights-of-way and their purposes.	X	X	X	X	X	X	X	X	X				
26	Existing and proposed manholes, sewer lines, stormwater management facilities, waterlines, fire hydrants and utility poles within 200 FT.	X	X	X	X	X	X							
27	Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas, communications and electric, showing feasible connections to existing or proposed utility systems as well as channel section details, pipe sizes, types and inverts, road crowns and slopes.		X	X		X	X							

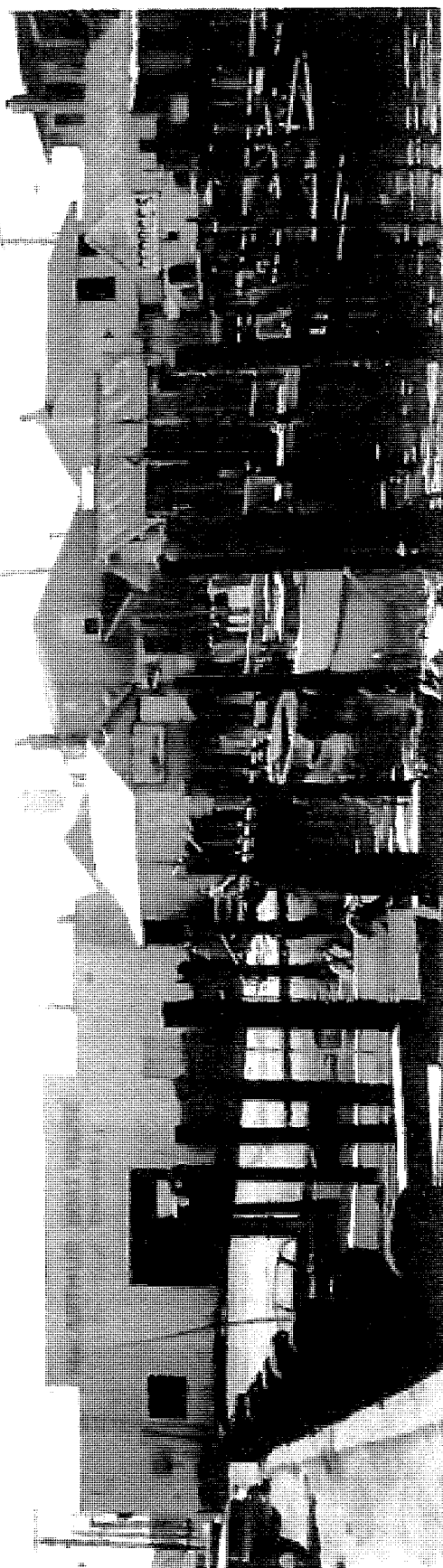
	Borough of Beach Haven Land Use Board Checklist	Minor Site Plan	Prelim. Site Plan	Final Site Plan	Minor Subdivision	Prelim. Major Subdivision	Final Major Subdivision	Bulk Variance	Use Variance	Other Applications (Appeals/Interpretations)	Applicant Submission	Board Receipt	Not Applicable	Waiver (Attach Reason)
20	All monumentation as required as per the "Map Filing Law" including all monuments found, set or to be set.				X	X	X							
29	Off-street parking and loading spaces required and proposed, and location and dimensions of access drives, aisles and parking stalls	X	X	X					X					
<b>STREETS</b>														
30	Location, names and widths of all existing and proposed streets, sidewalks and street widening within 200 FT of the site.	X	X	X	X	X	X							
31	Plans, profiles and cross-sections of paved areas, curbs and sidewalks.	X	X	X	X	X	X							
<b>LANDSCAPE</b>														
32	Exterior Lighting Plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and fixtures.	X	X	X		X	X							
33	Landscaping and Screening Plan showing the location, type of tree or shrub and the location, type and amount of each type of ground cover.	X	X	X	X	X	X							
34	Storm drainage calculations.		X			X								
35	Stormwater management facilities shown on the grading plan showing all aspects of the stormwater system.	X	X	X		X	X							
36	Applications for new construction or additions to buildings; provide 10 sets of building plans showing elevations and floor areas (including dimensions) for all floors. Building elevation to be provided for the full height of the building from grade to roof peak. Plan scale shall be a minimum of 1/4" per foot. Building elevations shall be provided for all sides and shall be labeled North, South, East and West.							X	X	X				
37	Location of all signs and drawn details showing the size, construction type, height and content of all signs.	X	X	X										
38	Drawn details of the type of screening to be used for the refuse storage areas, outdoor equipment and bulk storage.	X	X	X										
39	Traffic Study		X			X								

Reviewed By:

Date: \_\_\_\_\_

Block: \_\_\_\_\_

Lot: \_\_\_\_\_



**BEACH HAVEN DOCKS - MacARTHUR BOAT HOUSE, POLLY'S DOCK, GEORGE'S DOCK**



REPLY TO  
ATTENTION OF

## DEPARTMENT OF THE ARMY

PHILADELPHIA DISTRICT CORPS OF ENGINEERS  
WANAMAKER BUILDING, 100 PENN SQUARE EAST  
PHILADELPHIA, PENNSYLVANIA 19107-3390

**MARCH 29, 2022**

Regulatory Branch  
Applications Section I

SUBJECT: CENAP-OPR-2017-00684-45 (Permit Modification#2, Time Extension)

Project Name: Polly's Dock

NJDEP #: 1503-04-0005.2

Latitude and Longitude: 39.566154 °N and -74.244957 °W

Ms. Margaret Damiani  
Polly's Dock  
112 North West Avenue  
Beach Haven, New Jersey 08008

Transmitted via email to: [maggiemay51599@aol.com](mailto:maggiemay51599@aol.com).

Dear Ms. Damiani:

Reference is made to Department of the Army permit dated October 19, 2018, authorizing you to install an 8' x 47.5' fixed dock along the new bulkhead; install a 3' x 15' ramp to a 6' x 20' floating dock (Kayak Launching); remove the existing 4' x 255.5' "L" shaped fixed dock and install a new 8' x 9' fixed dock and a 6' x 234' fixed dock with a 6' x 19' "L" section; install ten (10) 2' x 20' finger piers; install one (1) 5' x 13.33' jet ski float; install one (1) 3' x 20' floating dock; install a 4' x 50' fixed dock; install a 4' x 50' dock extension; and install 124.8' of breakwater. The project provided for the expansion of marina to account for 13 additional moorings/slips for a total of 32. The project is located at 112 North West Avenue, Block 141, lots 3 and 3.01, in Beach Haven Borough, Ocean County, New Jersey.

In accordance with your request dated November 29, 2021, the enclosed plan entitled "...Prepared For Polly's Dock...", dated May 9, 2018, last revised February 1, 2022, one sheet, prepared by East Coast Engineering, Inc. (**Enclosure 1**) is approved allowing the permittee to maintain the existing fish cleaning station and wooden counter constructed within waters of the United States.

In addition, in accordance with your request dated November 24, 2021, the expiration date of the above referenced permit is extended to **December 31, 2022**, in order to complete all authorized work.

All other conditions to which the permit was made subject remain in full force and effect.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

**Todd A.** Digitally signed  
by Todd A.  
**Schaible** Schaible  
Date:  
2022.03.29  
**e** 16:52:22 -04'00'

Todd A. Schaible  
Chief, Regulatory Branch

for: Ramon Brigantti, P.E.  
Lieutenant Colonel, Corps of Engineers  
District Commander

Enclosures

Copies Furnished (via email):  
Karen Gruppuso-Coastal Environmental Consulting LLC



## State of New Jersey

PHILIP D. MURPHY  
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

SHAWN M. LATOURETTE  
Commissioner

SHEILA Y. OLIVER  
Lt. Governor

Division of Land Resource Protection  
Mail Code 501-02A  
P.O. Box 420  
Trenton, New Jersey 08625-0420  
[www.nj.gov/dep/landuse](http://www.nj.gov/dep/landuse)

Margaret & Patrick Damiani  
Polly's Dock  
112 N. West Avenue  
Beach Haven, NJ 08008

March 31, 2022

RE: Project Description: Modification of Waterfront Development IP in Water  
File and Activity No.: 1503-04-0005.2 WFD210001  
Applicant: Damiani  
Project: Polly's Dock  
Block(s) and Lot(s): [141, 3] [141, 3.01]  
Municipality: Beach Haven Boro; County: Ocean

Dear Mr. & Mrs. Damiani:

With reference to your recent request, you are hereby granted approval of a "Permit Modification" of Waterfront Development Individual Permit No. 1503-04-0005.2 WFD180001 as follows:

Modify original Waterfront Development Permit (1503-04-0005.2 WFD180001) to reference a new site plan depicting a minor change dock configuration. The new configuration shall be: Replace bulkhead within 24" of existing bulkhead; install an 8' x 47.5' dock along the new bulkhead; install a 3' x 15' ramp to a 7' x 20' floating dock/kayak launch; remove the existing 4' x 255.5' "L" shaped dock and install a new 8' x 9' pier leading to a 4' x 16' ramp, 4' x 220' dock with a 6' x 20.8' "L" section; install ten (10) 2' x 20' finger piers; install one (1) 5' x 13.33' jet ski float; install one (1) 3' x 20' floating dock; replace the existing 4' x 50' pier (as on 1970 aerial photography); install 4' x 50' pier extension; install 124.8' breakwater. The new configuration is shown on plans entitled:

"NJDEP APPLICATION PLAN PREPARED FOR POLLY'S DOCK, BLOCK 141, LOTS 3 & 3.01, BEACH HAVEN BOROUGH, OCEAN COUNTY, NEW JERSEY" dated, 5/9/2018, last revised on 2/1/2022, and prepared by East Coast Engineering, Inc.

A copy of this modification shall be appended to the original Waterfront Development Permit No. 1503-04-0005.2 WFD180001. Please be advised that all other conditions of the original permit are to remain in effect.

In accordance with the applicable regulations, any person who is aggrieved by this decision or any of the conditions of this permit may request an adjudicatory hearing within 30 calendar days after public notice of the decision is published in the DEP Bulletin. This request must include a completed copy of the Adjudicatory Hearing Request form. The DEP Bulletin is available through the Department's website at <http://www.nj.gov/dep/bulletin> and the form is available through the Division's website at [http://www.nj.gov/dep/landuse/download/lur\\_024.pdf](http://www.nj.gov/dep/landuse/download/lur_024.pdf). In addition to requesting a hearing, a request may be filed with the Department's Office of Dispute Resolution to determine whether the matter is suitable for mediation. Information concerning the dispute resolution process is available at [www.nj.gov/dep/odr](http://www.nj.gov/dep/odr).

If you have any questions regarding this authorization, please contact Eric M. Virostek at (609) 633-2289. Please reference the above file number.

Sincerely,



Digitally signed by  
Joanne B. Davis  
Date: 2022.03.31  
11:51:37 -04'00'

Joanne B. Davis, Supervisor  
Bureau of Coastal Regulation

cc: Municipal Construction Official  
Enforcement  
Agent